

Finlay Park Master Plan

Columbia City Council Work Session

August 16, 2016



Dept. of Parks + Recreation

Stantec Prime Consultant

Civitas
Park Designers

Cox & Dinkins
Engineers

Liollo Architects

DWG Electrical
Engineering

Gloria Cyprian-Tanner
CBC Public Outreach

Chao Associates
Structural Engineers

HR&A Advisors,
Economics

F&ME, Environmental

Cumming, Cost
Estimating



Columbia's "Crown Jewel"



Columbia's "Crown Jewel"



Critical Issues:

1. Deterioration
2. Safety
3. Personal Security
4. Maintenance Challenges
5. Accessibility
6. Event Management
7. Daily Activation



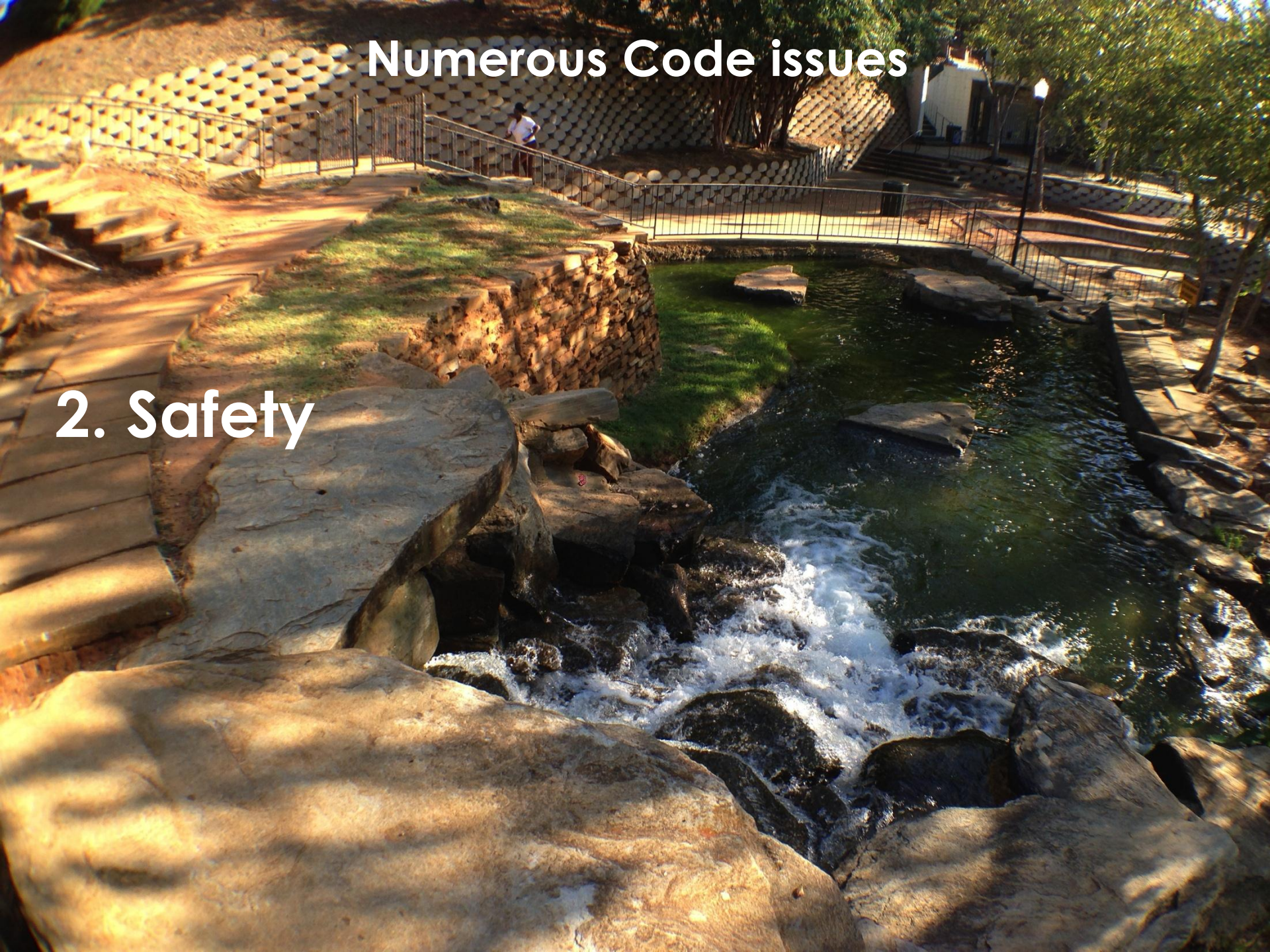
1. Deterioration



Inadequate Original Construction

Numerous Code issues

2. Safety





3. Personal Security

Hidden Spaces, Homelessness



4. Maintenance Challenges

**Failed Materials
Obsolete Equipment**

5. Accessibility



Steep Slopes Stairs, Barriers, Invisible Routes



6. Event Management

Access, Support, Noise Impacts



7. Daily Activation

Disconnected Spaces







GOALS:

1. Improve ADA Circulation and make destinations accessible.
2. Provide a unique destination playground.
3. Increase safety and visibility.
4. Rebuild leaking fountain, waterfalls and pond.
5. Add a bridge over pond to improve connectivity.
6. Construct a new multi-use building for event space.
7. Relocate band stage to project sound away from neighbors.
8. Integrate public art in the Park.
10. Improve the usability of the lawn areas for events.





VIEW A. BIRD'S EYE VIEW OF EVENTS BUILDING AND CASCADES

A multi-use events building integrated into the hillside will provide new public restrooms and an attractive space that can be rented for a variety of events. The Waterfall and Cascades provide a tranquil setting and a unique destination not available in many parks elsewhere. The base of the grotto will be widened for increased visibility and circulation. Terraced seating at the Laurel Street entrance will open up the view into the Park and provide a place for visitors to enjoy the fountain.



VIEW B

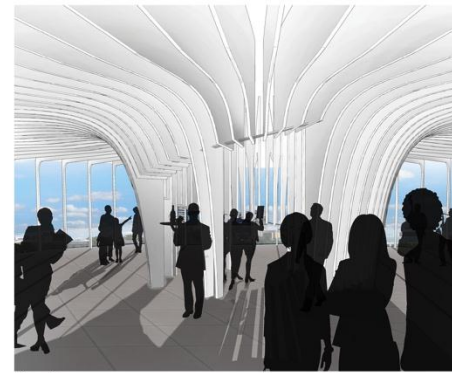
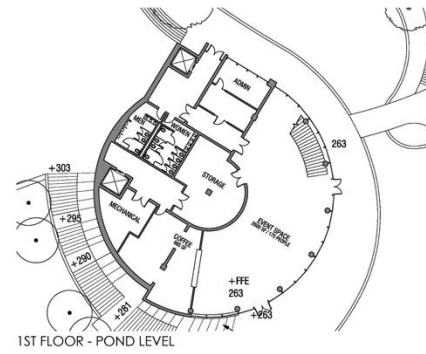
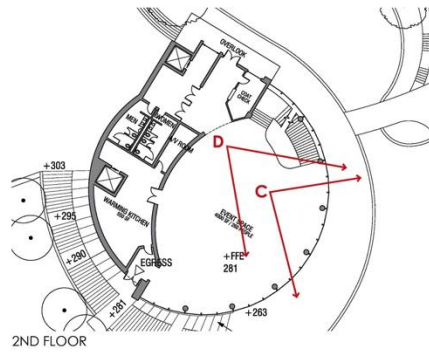
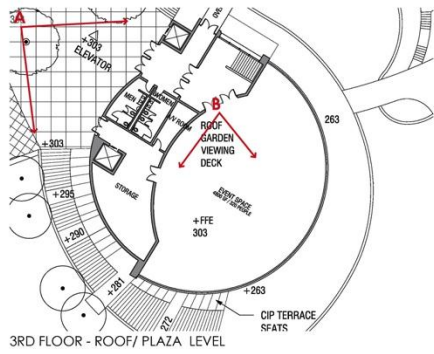
THE WATERFALLS AND CASCADE



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DESIGN CONCEPTS



MULTI-USE EVENT BUILDING



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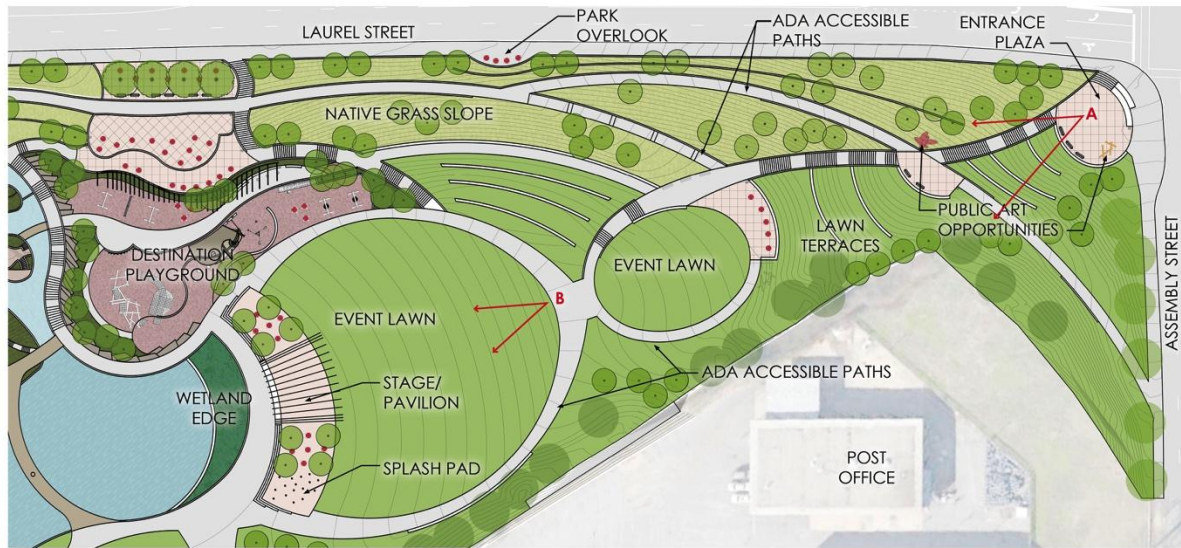
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DESIGN CONCEPTS









View A



View B

Terraces with walls and native grasses will help mitigate soil erosion and provide areas for park overlooks with captivating views of the Park and Downtown. A Destination Playground integrated in the hillside will attract families to the park again.

Relocating the performance stage at the northeast corner of the pond will direct sound to the corner of Assembly and Laurel Street, away from nearby homes. A splash pad will add to the destination quality of the Park. Increased visibility through the terraces will make the Park feel more safe.



THE TERRACES



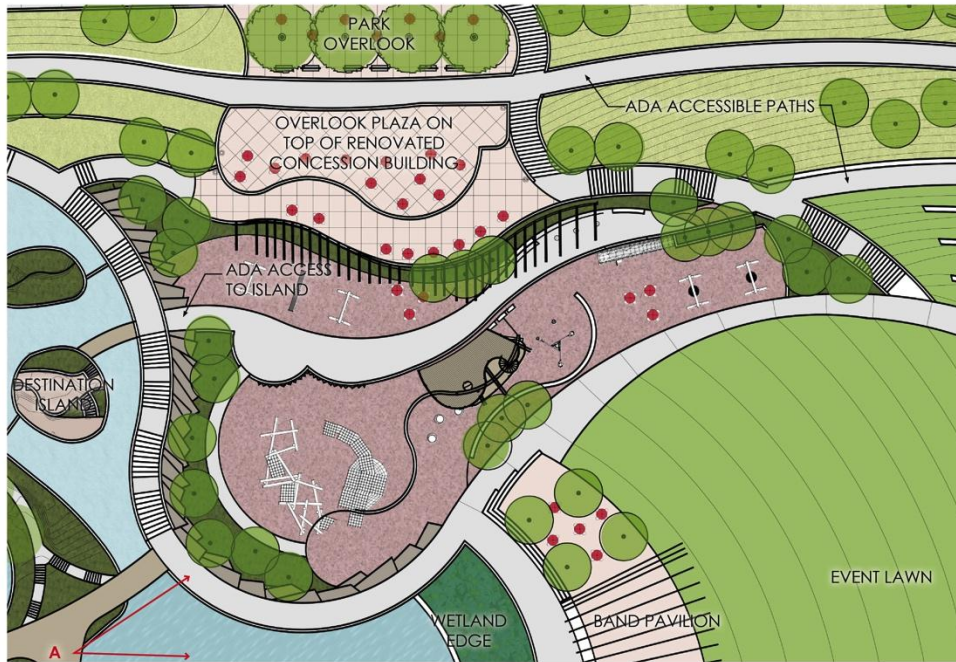
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DESIGN CONCEPTS







The playground at Finlay Park will be a destination that will attract many visitors throughout Columbia. This playground will feature a variety of components in a nature-play setting that will utilize the hillside topography. This is truly a unique opportunity for a regional destination playground.



View A



DESTINATION PLAYGROUND



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DESIGN CONCEPTS







The elegant curvature of the existing pond will be enhanced. The pond will be rebuilt with a shallow safety shelf at the edges to eliminate the need for guard rails on the majority of the pond which will allow park visitors to engage the waters edge. Natural wetlands will showcase an attractive collection of riparian plants and increase plant biodiversity in the Park. A curvilinear bridge will provide increased connectivity between destinations within the Park and will provide additional viewing opportunities.



THE POND



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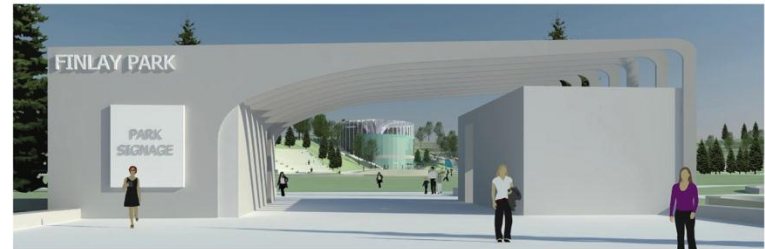
DESIGN CONCEPTS



The Great Lawn will be renovated to accommodate the events that Finlay Park will host throughout the seasons. An architectural gateway entry feature with new restrooms will be provided in a more visible location at the Taylor Street entrance. Locations for a possible rotating art program could be integrated in a garden setting. In addition to an art program, the gardens and plaza could also provide a setting for play pieces that offer kinetic and auditory engagement.



View A



View B



THE GREAT LAWN



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DESIGN CONCEPTS

FINLAY PARK

PARK
SIGNAGE





View A. BIRD'S EYE VIEW

An entry plaza at the corner of Gadsden and Taylor Streets provides a potential setting for the Busted Plug art piece. A water feature embracing the art piece will also contribute to the playful setting at this end of the Park. A new connection to the Vista Trail will be provided with a potential bike-share station. Areas with outdoor fitness stations are also being considered. In addition, the Taylor Street curb will be re-aligned to reduce the scale of the street while accommodating on-street parking.



GADSDEN LAWN

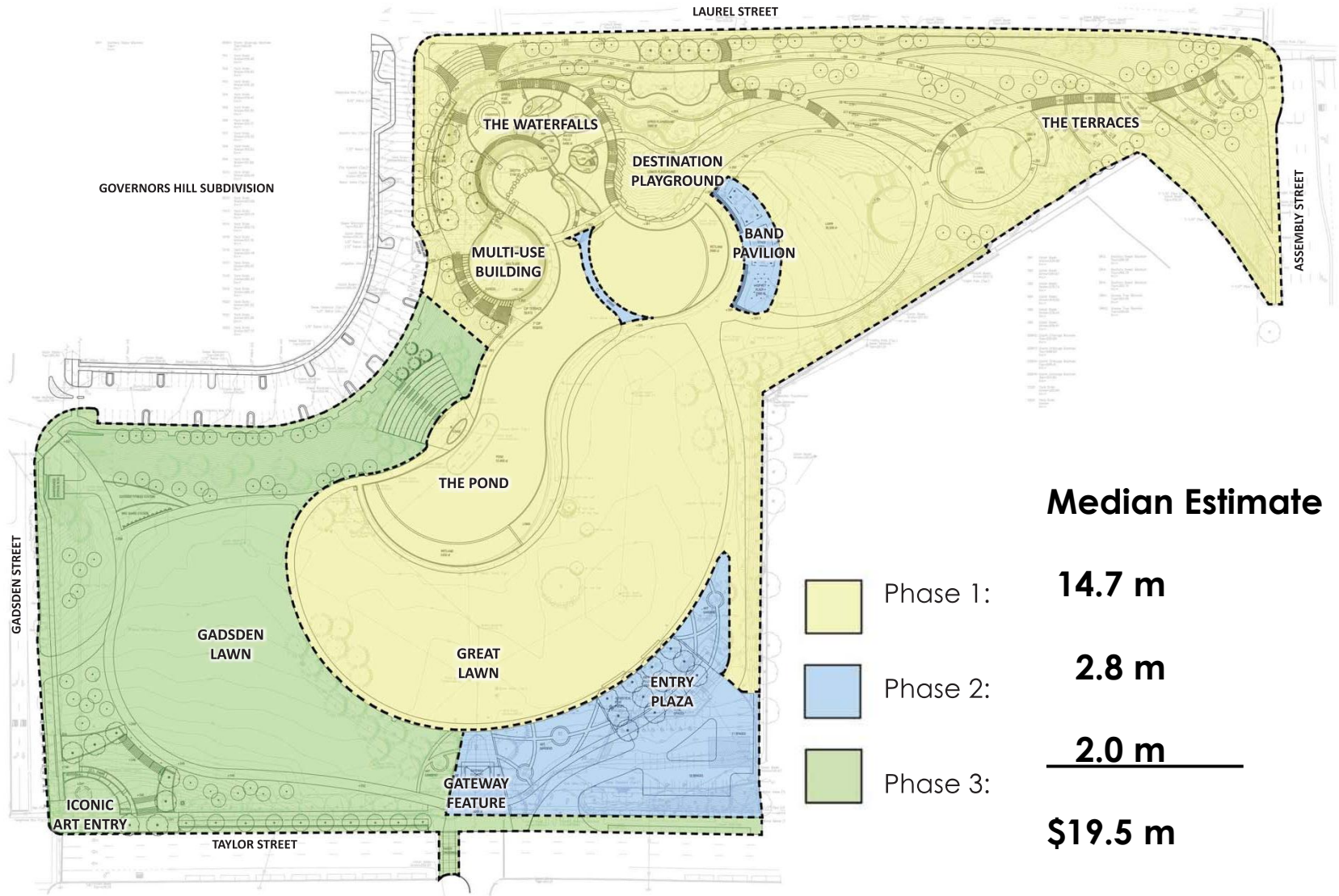


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DESIGN CONCEPTS

Capital Cost Range 2015 \$\$\$



CONSTRUCTION PHASING

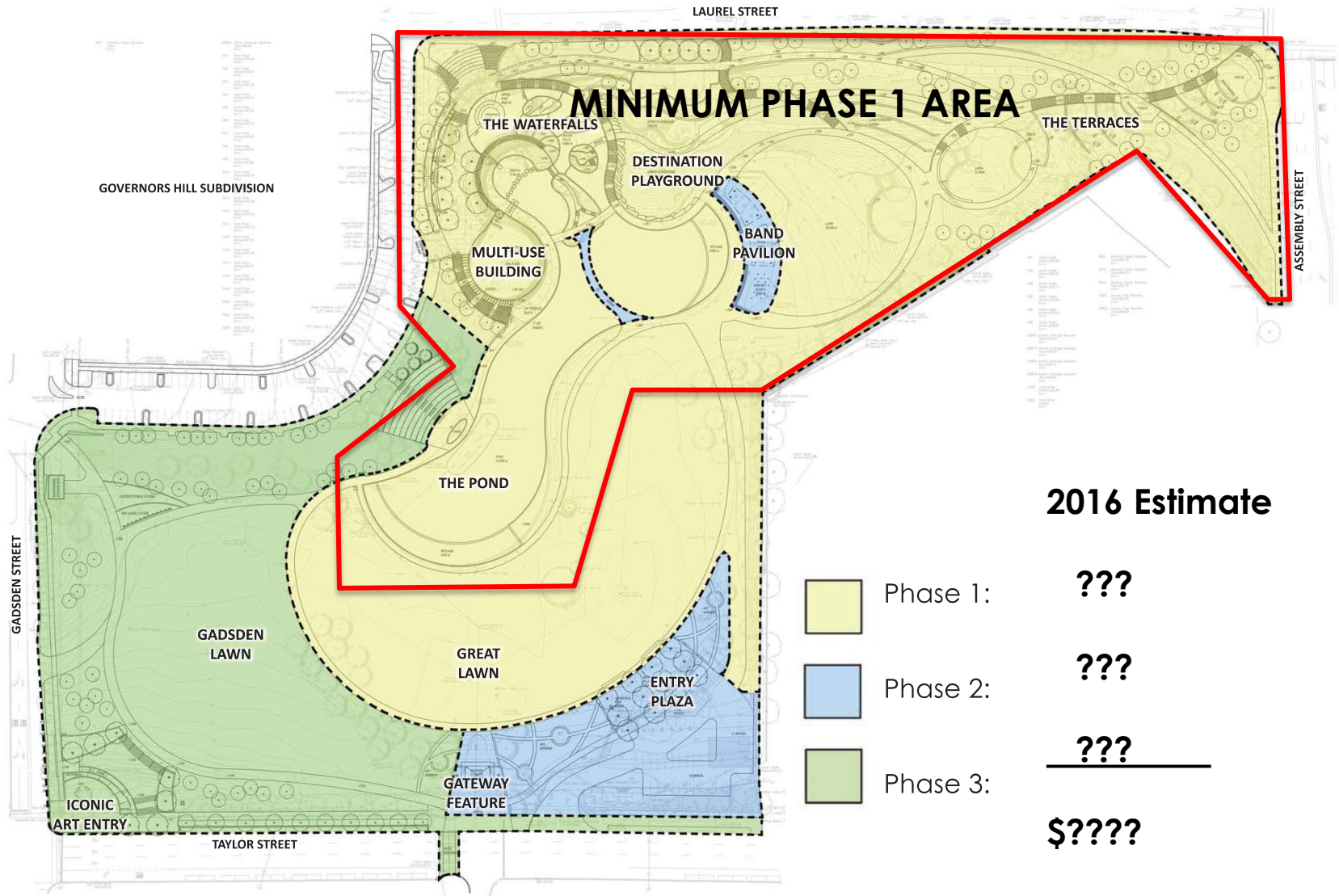


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DESIGN CONCEPTS

Capital Cost Range 2016 \$\$\$



2016 Estimate

CONSTRUCTION PHASING



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DESIGN CONCEPTS

Next Steps

1

Design Validation: Costs, Phasing

2

City Council Review + Direction

3

Design Development + Cost

4

City Council -
Review + Approval

5

Construction Documents + Cost

6

City Council
Review + Approval



Construction Cost Summary

Ref	Description	SF	\$ / SF	Total
<u>A. Base Scope</u>				
A1.	Demo, Prep, Grading	881,500 SF	\$3.32	\$2,923,600
A2.	Site Utility Infrastructure	881,500 SF	\$1.95	\$1,716,300
A3.	Roadways / Parking	53,471 SF	\$8.61	\$460,300
A4.	Pedestrian Paving	66,999 SF	\$21.68	\$1,452,400
A5.	Site Walls, Steps, Ramps	881,500 SF	\$3.88	\$3,420,500
A6.	Play Areas	14,645 SF	\$21.70	\$317,800
A7.	Amphitheaters	9,694 SF	\$26.21	\$254,100
A8.	Playfields	176,237 SF	\$4.48	\$789,800
A9.	Premium Landscaping	176,237 SF	\$4.36	\$768,600
A10.	Remaining Landscaping	95,803 SF	\$7.63	\$730,800
A11.	Water Features / Bridge	72,057 SF	\$6.94	\$500,000
A12.	New Multi-Purpose Facility	19,200 SF	\$297.73	\$5,716,500
A13.	Site Features	-	-	\$416,600
A14.	Off Site Improvements	-	-	\$515,800
Sub-Total Construction Cost				\$19,983,100
<u>B. Additional Indirect Costs</u>				
B1.	Phasing / Sequencing		0.50%	\$99,900
B2.	Escalation (Q1 / 2016)		5.00%	\$1,004,200
Total Construction Cost				\$21,087,200
Target Construction Cost Range			Low	\$20,032,800
			High	\$22,141,600

Finlay Park Water Feature Ballpark Cost Estimate

by JRM

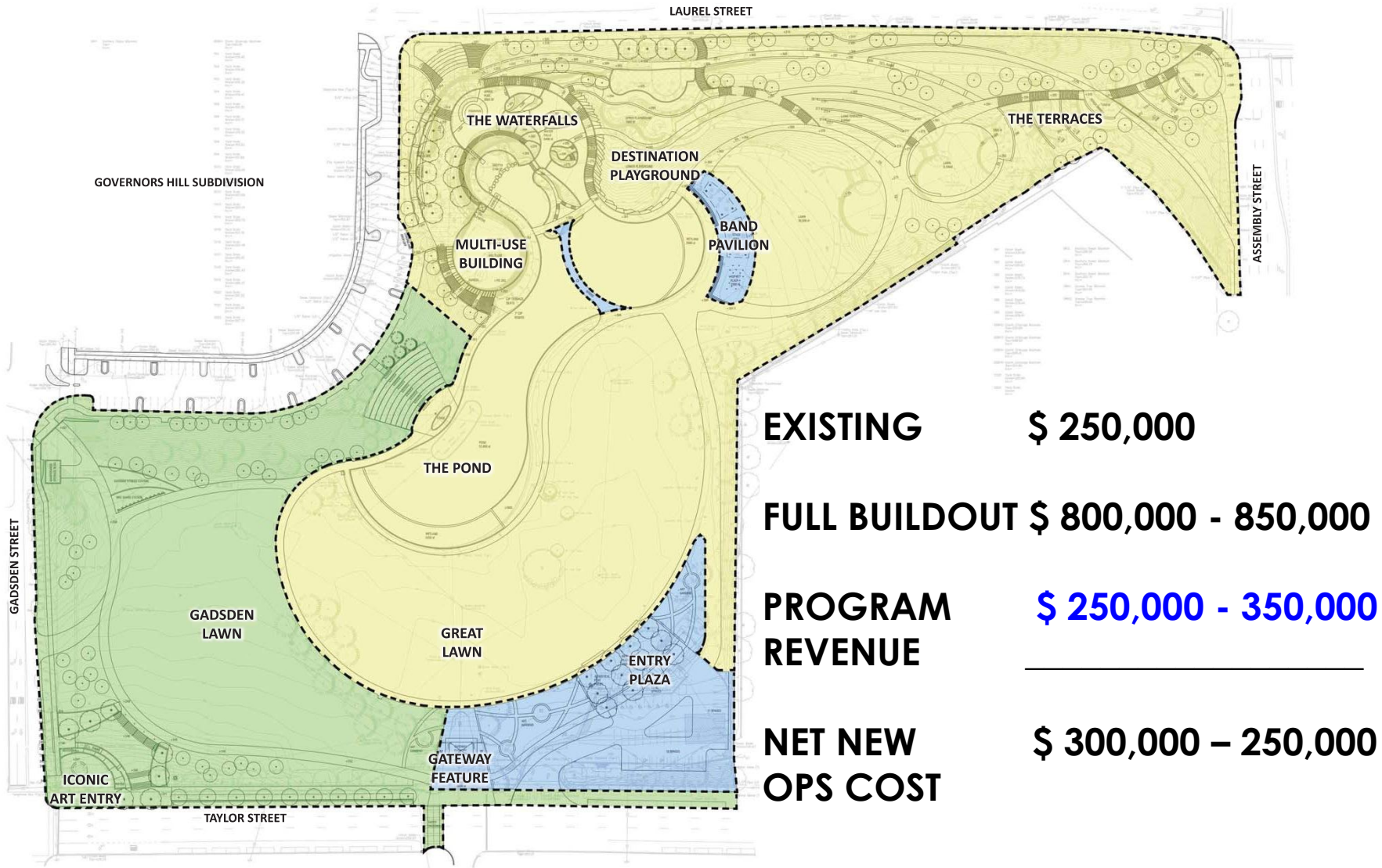
5/31/2016

Water Feature Improvements Cost Estimate

Item	Area (SF)	Depth (FT)	Unit Cost	Cost
<i>Pond and Channel Structural Improvements</i>				
<i>Assume: Cast-in-place pond and channel shells with exception to lowest pond which will be membrane lined</i>				
P1: Top Pond	2,000	1 foot deep	\$30	\$60,000
Channel 1	600	40 ft. long	\$60	\$36,000
P2: 2nd pond	630	1 foot deep	\$30	\$18,900
Channel 2	400	15 ft. to 35 ft. long	\$60	\$24,000
P3: 3rd Pond	624	1 foot deep	\$30	\$18,720
Channel 3	500	25 ft. to 40 ft. long	\$60	\$30,000
P4: 4th Pond	512	1 foot deep	\$30	\$15,360
Channel 4	300	20 ft. long	\$60	\$18,000
P4: Grotto Pond	4,400	2 foot deep	\$35	\$154,000
Channel 5	400	25 ft. long	\$60	\$24,000
P5: Lowest Pond (Main Pond)	60,000	4.5 foot deep	\$5	\$270,000
sub total				\$668,980
<i>Mechanical Systems</i>				
<i>Intake Structure</i>	1 Each		Lump Sum	\$30,000
Pumps, motor, strainer, valves	2@1200gpm ea		Lump Sum	\$35,000
Piping, valves, fittings	300 L.F.	10" Steel Pipe with valves and fittings	Lump Sum	\$50,000
Low Pond Water Treatment	Treatment methods still under consideration		Lump Sum	\$100,000
sub total				\$215,000
<i>Earthwork</i>	Gravel and clay fill		Lump Sum	\$80,000
<i>Drop Flume Structure</i>	25 L.f. cantilever structure		Lump Sum	\$90,000
<i>Channel Improvements</i>	Hand placed stone in channels	143 ft. long by 10-15 feet wide	Lump Sum	\$100,000
<i>Water Feature Structure</i>	Reconstruct existing spiral concrete structure		Lump Sum	\$180,000
Grand Total				\$1,333,980

Demo, edge treatment around bottom pond , wetland improvements and plantings not Included

Operating Cost Range



CONSTRUCTION PHASING

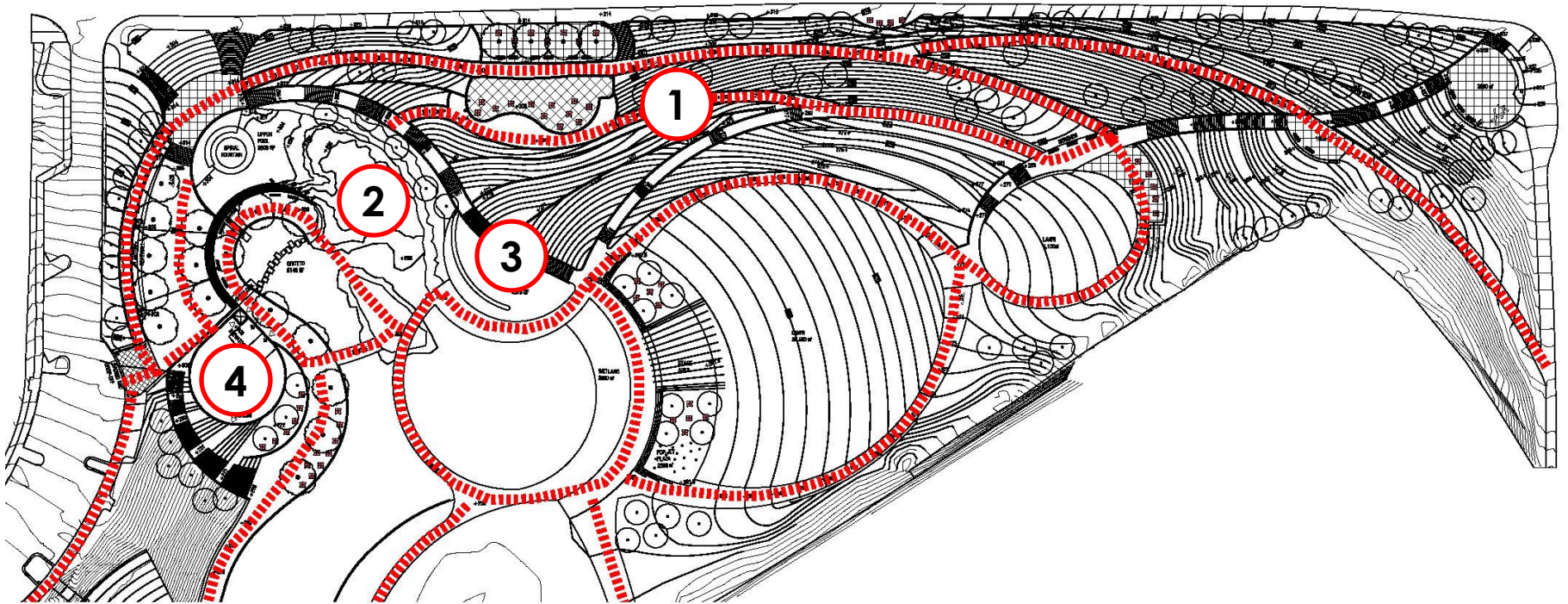


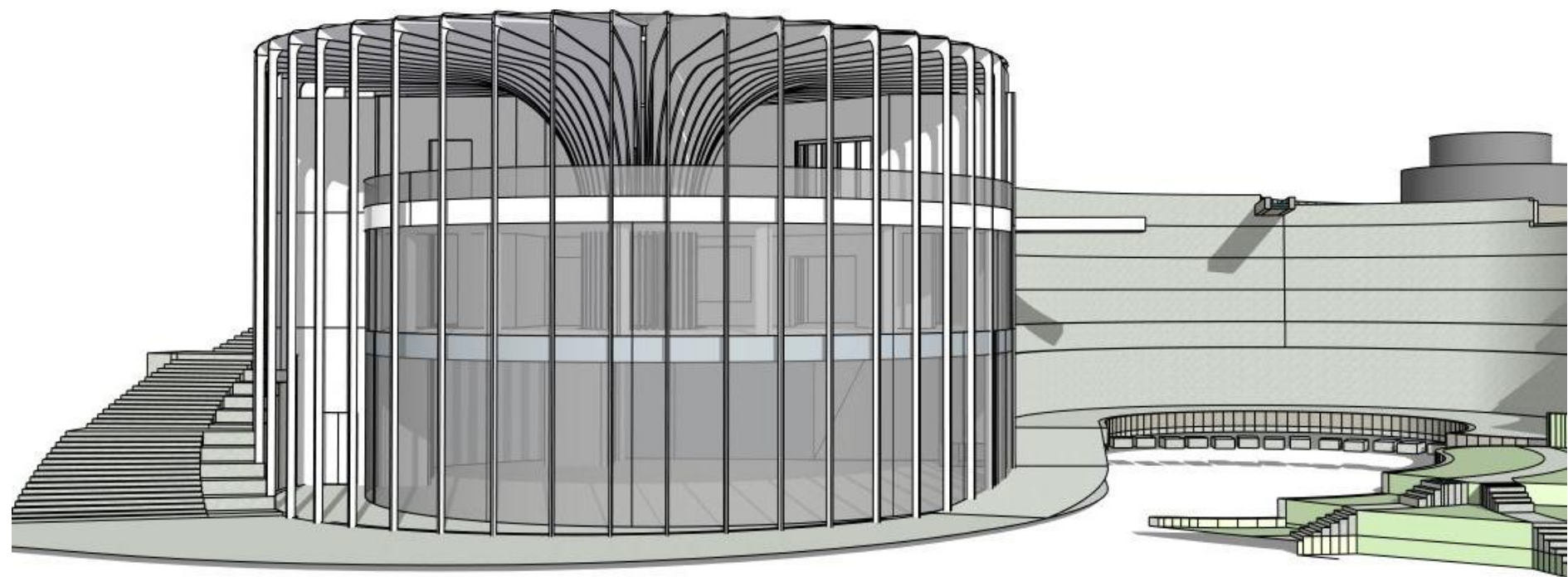
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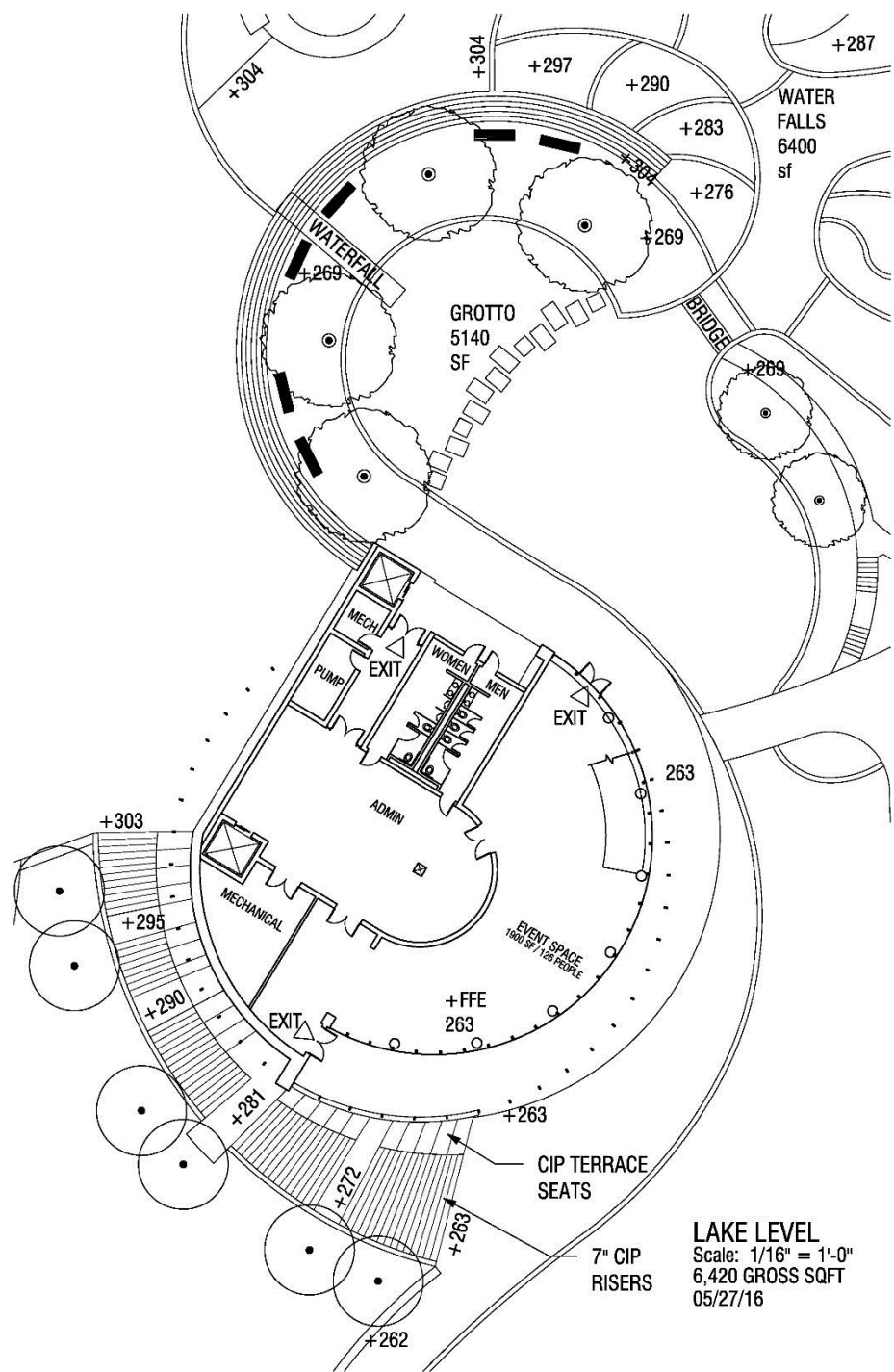
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DESIGN CONCEPTS

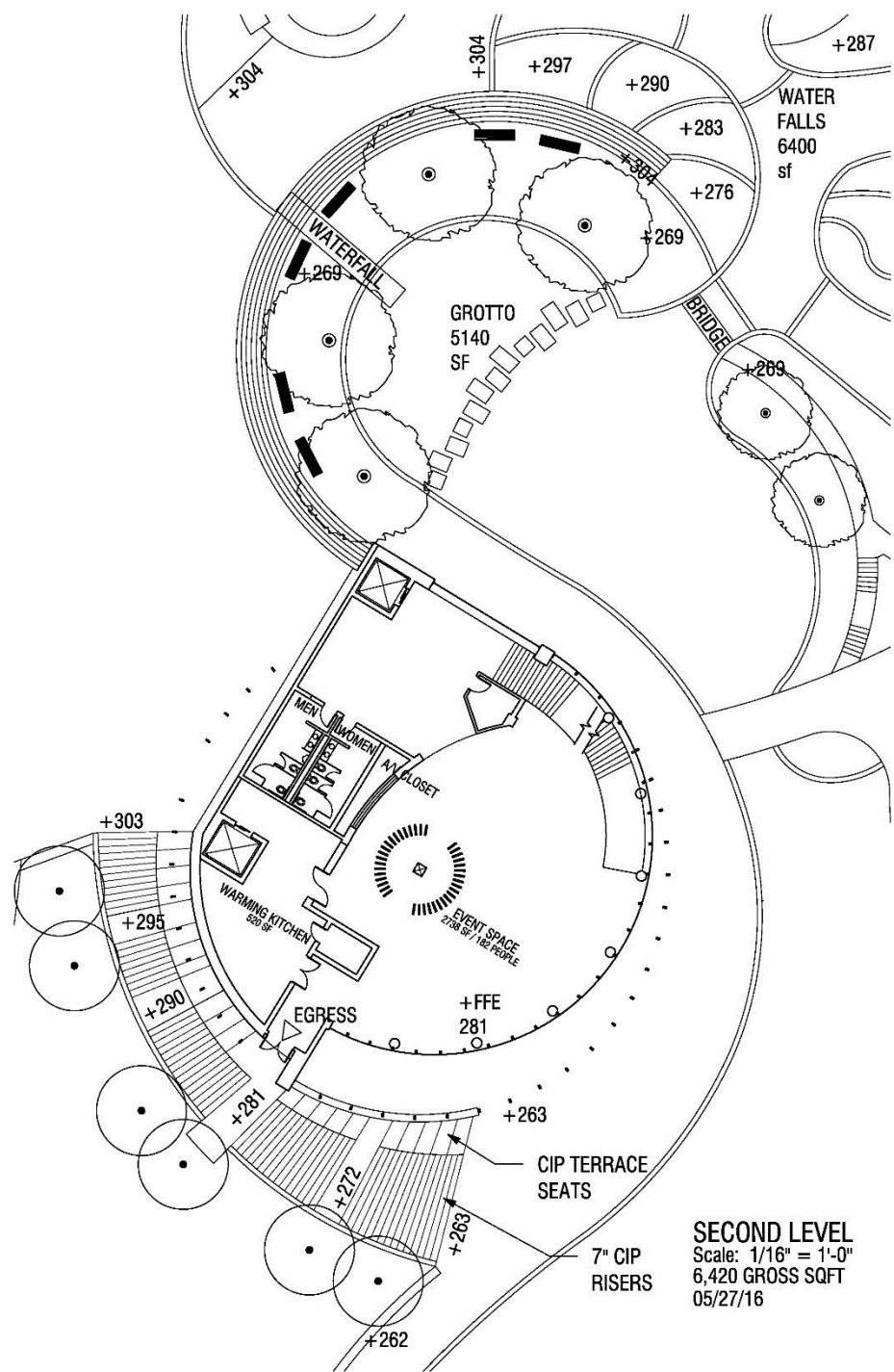
1. Improved ADA circulation
2. Simplify waterfalls and terraces
3. Centralize Playground location
4. Reduce size of Events Building



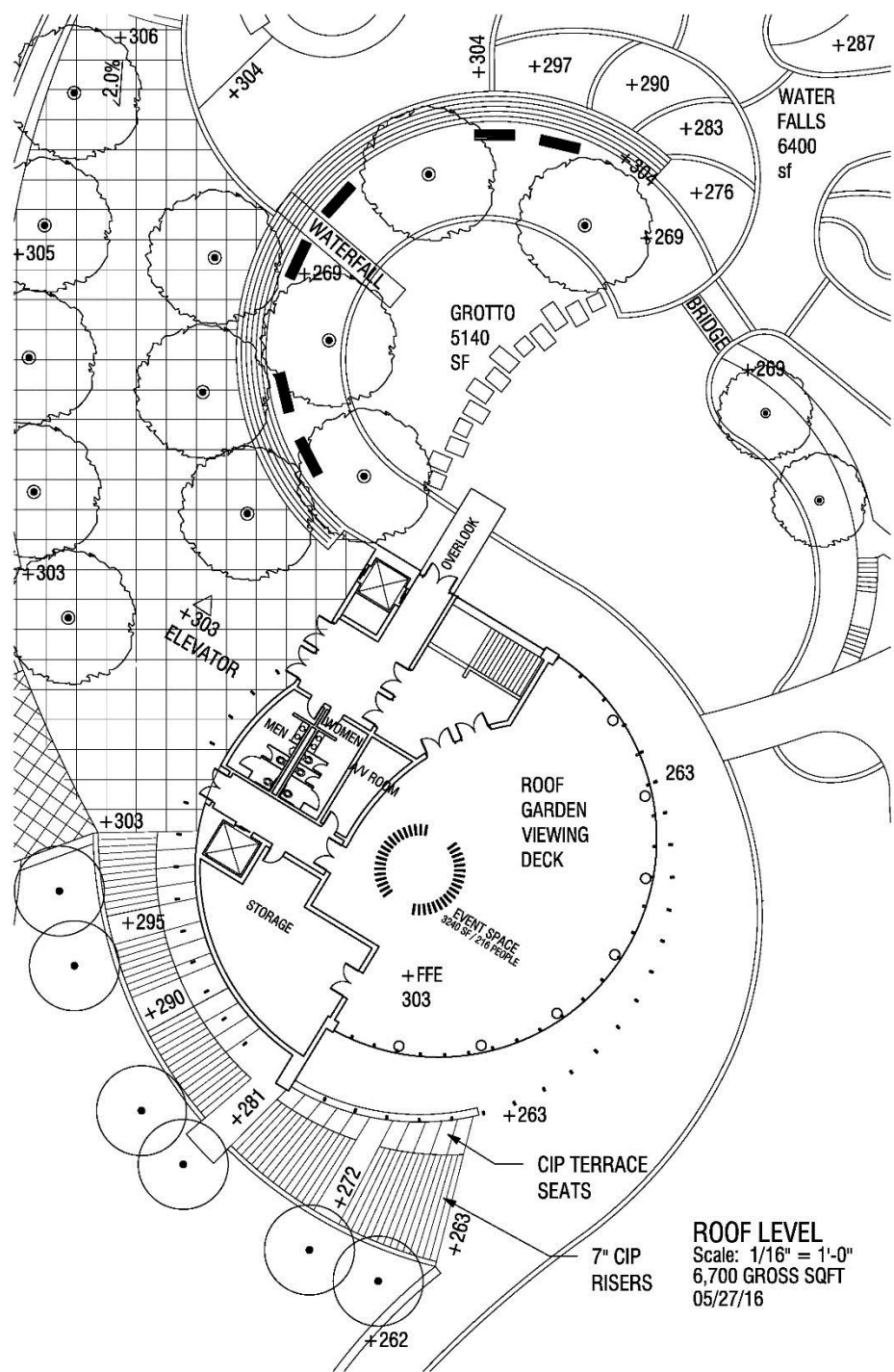




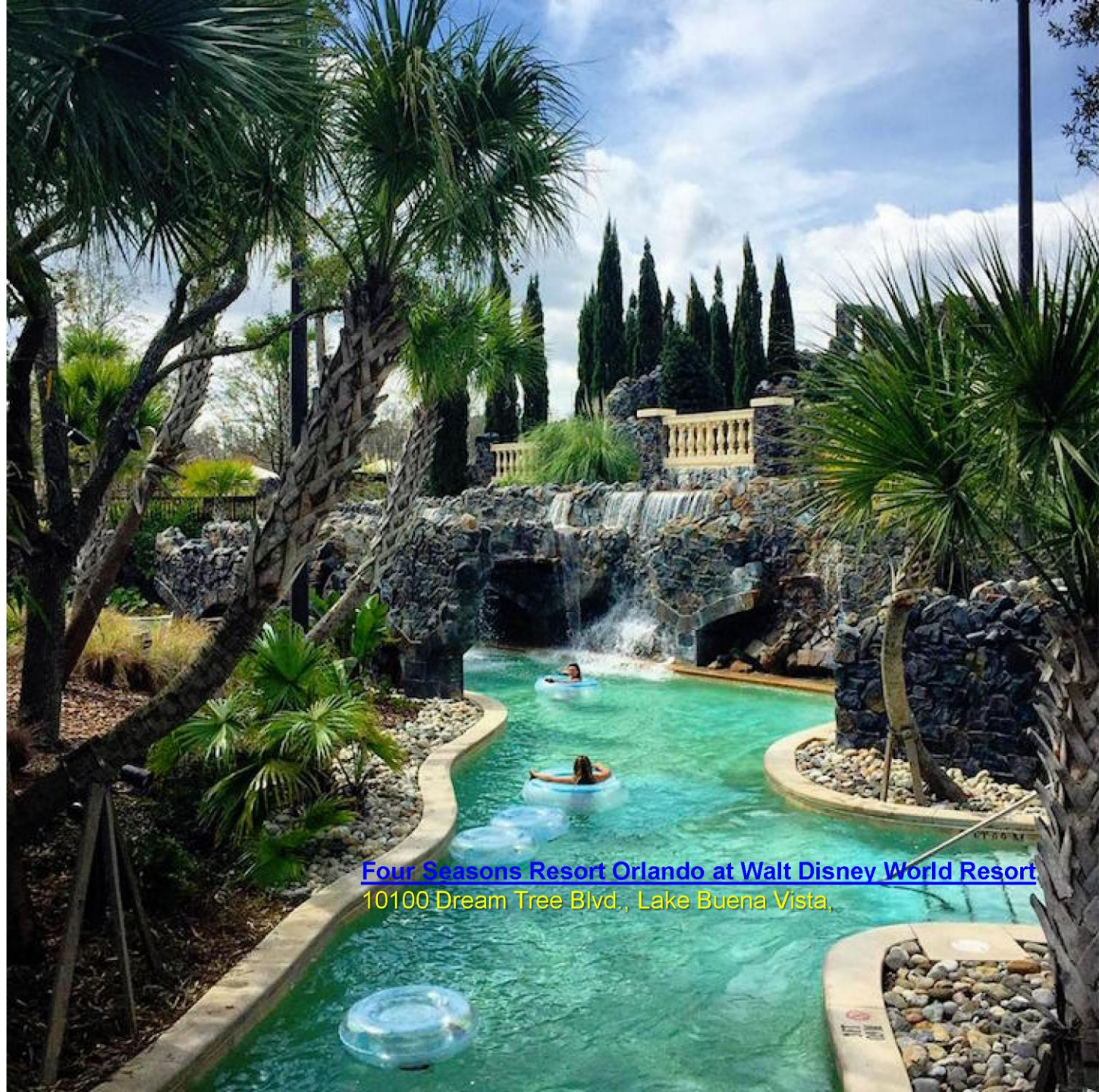
LAKE LEVEL
Scale: 1/16" = 1'-0"
6,420 GROSS SQFT
05/27/16



SECOND LEVEL
 Scale: 1/16" = 1'-0"
 6,420 GROSS SQFT
 05/27/16

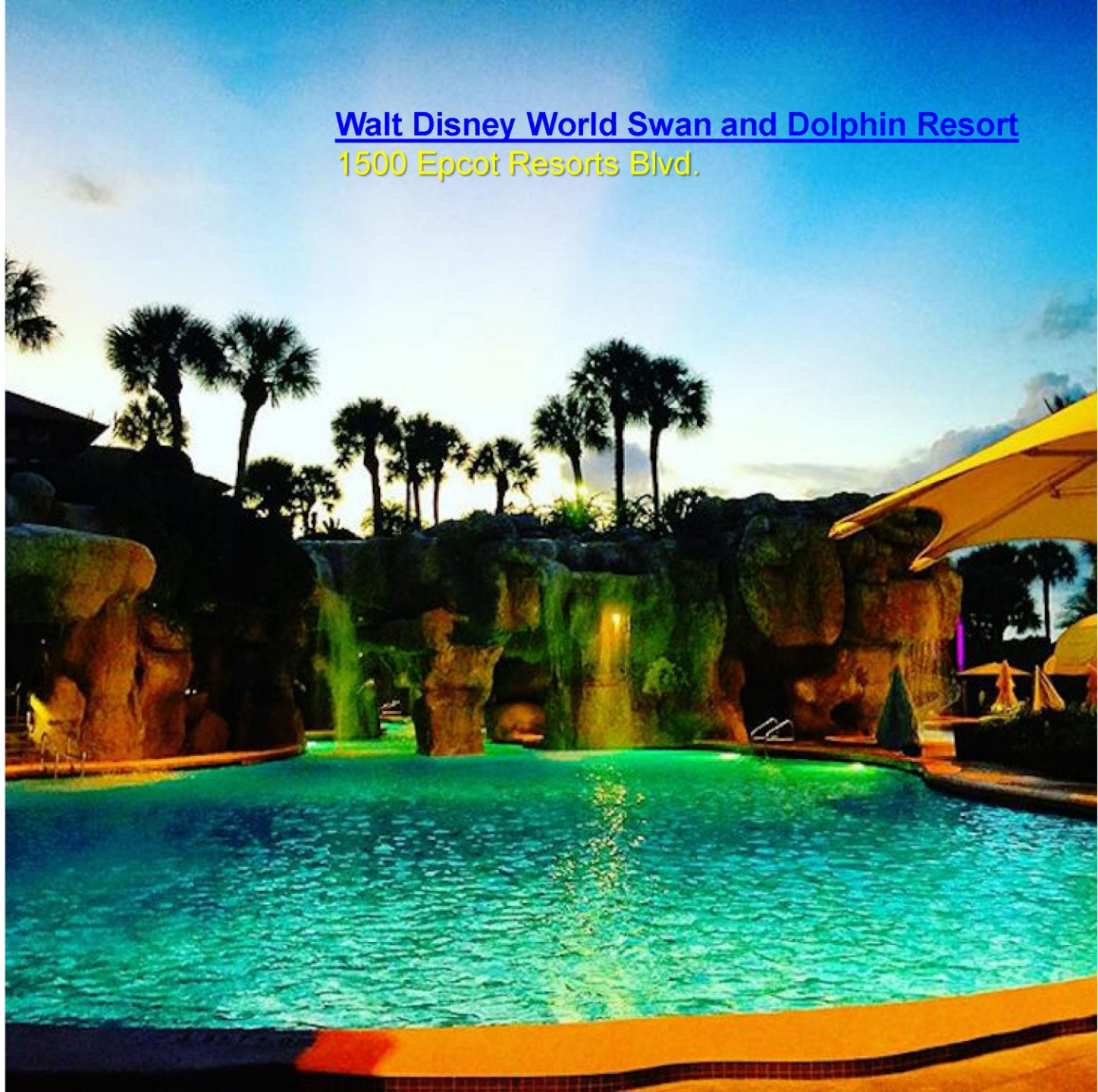


Lagoons and Waterfalls



[Four Seasons Resort Orlando at Walt Disney World Resort](#)
10100 Dream Tree Blvd., Lake Buena Vista,

Walt Disney World Swan and Dolphin Resort
1500 Epcot Resorts Blvd.





Walt Disney World Swan and Dolphin Resort
1500 Epcot Resorts Blvd.



JW Marriott & Ritz-Carlton
4040 Central Florida Parkway,